



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Final Map and Improvement Agreement for Parisis Ranch, Tract No. 3111; and Authorize the City Manager to Execute an Addendum to the Improvement Agreement, if necessary, to Coordinate the Construction of the Parisis Ranch Project Improvements with the City Traffic Signal Project at the Intersection of Stockton Street and Harney Lane; and Appropriate Funds for Applicable Fee Credits

MEETING DATE: August 15, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Parisis Ranch development:

1. Approve the final map for Parisis Ranch, Tract No. 3111, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.
2. Appropriate funds for applicable fee credits.
3. Authorize the City Manager to execute an addendum to the Improvement Agreement without further Council action, if necessary to coordinate the construction of the Parisis Ranch project improvements with the improvements to be installed with the City traffic signal project at the intersection of Stockton Street and Harney Lane.

BACKGROUND INFORMATION: The Parisis Ranch subdivision is located north of Harney Lane, east of Stockton Street and west of the Thayer Ranch project as shown on Exhibit A and contains 39 single-family residential units.

Subdivision improvements include the installation of street improvements along the park site frontage on Voyager Drive and along the Stockton Street and Harney Lane frontages of the commercial parcel (Parcel A on Exhibit A) at the northeast corner of the Stockton Street/Harney Lane intersection. The street frontage improvements on Harney Lane include removal and replacement of a 10-foot strip of existing pavement north of the street centerline from the Stockton Street intersection to the east a distance of 300 feet. The developer is entitled to reimbursement for the park site frontage improvements and the removal and replacement of existing pavement on Harney Lane in conformance with LMC §15.44 and 16.40 and staff requests that funds be appropriated to cover these costs (\$17,950.21).

The developer has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates and fees for the proposed subdivision.

Harney Lane/Stockton Street Traffic Signal

The tentative map conditions for the Parisis Ranch project require the developer to construct a traffic signal and appurtenant facilities at the Harney Lane/Stockton Street intersection at City expense. Since the current tentative map was approved in 1999, the installation of a signal at this intersection has been placed at or near the top of the Council-approved signal priority list and is currently in design as a City

APPROVED:


H. Dixon Flynn -- City Manager

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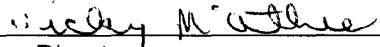
project. The developer is required to coordinate the construction schedule for the street frontage improvements for the Parisis Ranch project that are affected by the City traffic signal project (including curb, gutter, sidewalk, pavement and traffic striping and signing) with the City's contractor. The approval of the plans and specifications for the signal project is on the August 15, 2001 agenda. However, should the City project encounter unanticipated delays, staff would like the flexibility to allow the developer's contractor to install a portion of the signal project improvements, if necessary, to avoid unreasonable delays to the developer's project. An addendum to the Improvement Agreement would be necessary to allow the developer to do this work and obtain reimbursement from the City for the cost of the improvements. Staff requests that the Council authorize the City Manager to execute an addendum to the improvement agreement without further Council action, if necessary to coordinate the installation of improvements for both projects and avoid project delays. Any signal improvements to be installed by developer's contractor would be in conformance with the approved plans and specifications for the City project. Reimbursement to the developer would be provided from the funds appropriated by the City Manager.

Excavation at G-Basin (Ed DeBenedetti Park)


Since the developer needs a source of fill material for this project and additional storage capacity is needed in the public storm drain system, the developer will obtain fill material by excavating, at the developer's cost, said material from the existing G-Basin storm water facility. Excavation is to be to the approval of the Public Works Director or his designee. The developer will provide City staff with verifiable records of the amount of material excavated and compensate the City in the amount of \$1.00 per cubic yard for the excavated material, as has been done on other recent projects.

FUNDING: IMF – Street Facilities (Local) \$11,055.00
IMF – Park and Recreation Facilities \$ 6,895.21

Funding Available:



Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/lm

Attachment

cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Associate Traffic Engineer
Park Place Development, LLC
Baumbach & Piazza

CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
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CITY OF LODI
PUBLIC WORKS DEPARTMENT

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SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

August 9, 2001

Park Place Development, LLC
c/o R. Thomas Development
P. O. Box 1598
Lodi, CA 95241-1598

Baumbach & Piazza
323 West Elm Street
Lodi, CA 95240

SUBJECT: Final Map and Improvement Agreement for Parisis Ranch, Tract No. 3111,
and Accept Almond Drive and Stockton Street Improvements in
Colvin Ranch, Tract No. 2430


Enclosed is a copy of background information on two items on the City Council
agenda of Wednesday, August 15, 2001. The meeting will be held at 7 p.m. in the
City Council Chamber, Carnegie Forum, 305 West Pine Street.

Both items are on the consent calendar. Consent calendar items are usually not
discussed unless a Council Member requests discussion. The public is given an
opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the Parisis Ranch item itself, please call Sharon Welch
at 333-6800, ext. 2659; questions about the Colvin Ranch item should be directed to
Wes Fujitani at 333-6800, ext. 2669.


Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

NCACCEP&FM&IAPARISIS